



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **MP-6**  
**45.042**

September 30, 2004

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**SANTA MONICA CANYON CHANNEL - PARCELS 64EX.4 AND 64FE.1**  
**SALE OF SURPLUS PROPERTY - CITY OF LOS ANGELES**  
**SUPERVISORIAL DISTRICT 3**  
**3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY**  
**OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in a portion of Santa Monica Canyon Channel, Parcel 64EX.4 (1,852± square feet), located adjacent to the single-family residence at 527 East Channel Road, in the City of Los Angeles, to no longer be required for the purposes of the Los Angeles County Flood Control District. A flood control easement will be reserved in Parcel 64FE.1
3. Authorize the sale of Parcel 64EX.4 to the adjacent property owner, The 1203 Arapahoe St. Apts. Partnership, for \$34,700.
4. Instruct the Chairman to sign the enclosed Quitclaim Deed and authorize delivery to the Grantee.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the District to sell a parcel of surplus property along Santa Monica Canyon Channel to the adjacent property owner, The 1203 Arapahoe St. Apts. Partnership.

The District acquired the fee title to Parcel 64 as part of the land needed for the Santa Monica Canyon Channel project. Construction has been completed, and the subject parcel lies outside of the required right of way. The adjacent property owner, who requested to purchase this property, is considered to be the logical purchaser.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain a portion of the property and reduce the District's expenses and liability.

### **FISCAL IMPACT/FINANCING**

The proposed selling price of \$34,700 represents the market value. This amount has been paid and deposited into the Flood Control District Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the City of Los Angeles' Planning Department for its report as to conformance with the adopted General Plan. The City of Los Angeles' Planning Department informed us by letter dated January 15, 2004, that the proposed sale conforms with its General Plan.

The fee title in Parcel 64EX.4 is no longer needed for the purposes of the District. The sale is not considered adverse to the District's purposes and will not hinder the use of the channel for possible transportation, utility or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals, but reserves a perpetual easement for flood control purposes over Parcel 64FE.1.

The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors  
September 30, 2004  
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### **ENVIRONMENTAL DOCUMENTATION**

The sale of this property is categorically exempt from the CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Statutes and Guidelines.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

### **CONCLUSION**

This action is in the District's best interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE  
Interim Director of Public Works

OM:in  
P6:blSNT MNCA CC64EX.4.doc

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

WHEN RECORDED  
MAIL THIS DOCUMENT AND  
TAX STATEMENT TO:

Mr. John Warfel  
Metropolitan Pacific  
100 Wilshire Boulevard, Suite 900  
Santa Monica, CA 90401

*Space Above This Line Reserved for Recorder's Use*

Documentary transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

Assessor's Identification Number:  
4410-025-904 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to THE 1203 ARAPAHOE ST. APTS. PARTNERSHIP, a California limited partnership, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described as Parcel No. 64EX.4 in Exhibit "A" attached hereto and by this reference made a part hereof.

RESERVING to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, its successors and assigns, a perpetual easement for flood control purposes in, over, and across that portion of this property described as Parcel No. 64FE.1 in said Exhibit "A" attached hereto.

Together with the further right to enter upon and to pass and repass over and along the above-described easement and to deposit tools, implements, and other material thereon by said District, its officers, agents, and employees whenever and wherever necessary for the purposes above set forth provided, however, that Grantee's improvements shall not be unduly interfered with.

ALSO EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

**SANTA MONICA CANYON CHANNEL 64EX.4**

Includes: Parcel No. 64FE.1

45-RW 3.1

S.D. 3

M0221078

The herein Quitclaim Deed is subject to all matters of record and to the following terms, conditions, and restrictions which the Grantee understands to be a part of the consideration for the herein quitclaim, and which the Grantee, by the acceptance of this Deed and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

- 1 District's easement for flood control, as herein reserved shall be paramount.
2. Grantee agrees that they will not use the herein described easement area inconsistent with said easement, and that they will not perform or arrange for the performance of any construction or reconstruction work in, on, over, and across the land affected by said easement until the plans and specification for such construction or reconstruction shall have first been submitted to and been approved in writing by the Chief Engineer of the Los Angeles County Flood Control District and Grantee and District enter into a separate written agreement under terms approved by the District, at its sole and absolute discretion, to allow said use.
3. The terms, conditions, restrictions, reservations, and agreement contained in this instrument shall be binding upon Grantee, his heirs, successors and assigns.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF LOS ANGELES            )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By \_\_\_\_\_  
Deputy

APPROVED as to title and execution,  
\_\_\_\_\_, 20\_\_\_\_.  
DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management Division

MARTIN J. YOUNG  
Supervising Title Examiner III

By \_\_\_\_\_

SANTA MONICA CANYON CHANNEL 64EX.4  
Includes: Parcel No. 64FE.1  
45-RW 3.1  
A.P.N. 4410-025-904 (Portion)  
T.G. 631 (C7)  
I.M. 114-117  
Third District  
M0221078

### **LEGAL DESCRIPTION**

**PARCEL NO. 64EX.4** (Quitclaim of portions of fee):

Those portions of that part of Lot 7, as shown on map of partition of a portion of Allotment No. 1 to Pascual Marquez, as entered in the partition of the Rancho Boca de Santa Monica, District Court Case No. 2405, City of Santa Monica, described as PARCEL 64 (Amended) in a Final Judgment, had in Superior Court Case No. 573971, a certified copy of which is recorded in Book 37403, page 314, of Official Records, in the office of the Recorder of the County of Los Angeles, within the following described parcels of land:

**Part A:**

Beginning at the intersection of the southwesterly line of that certain parcel of land described as PARCEL 1 in deed recorded on January 3, 2003, as Document No. 03-0017498, of said Official Records, said parcel of land is also shown on map filed in Book 104, page 84, of Record of Surveys, in the office of said recorder, and the northwesterly line of said PARCEL 64 (Amended); thence North 24°58'46" East along said northwesterly line, a distance of 75.00 feet to the northeasterly line of said PARCEL 1; thence South 60°54'49" East along the southeasterly prolongation of said northeasterly line, a distance of 13.03 feet; thence South 24°58'46" West 5.27 feet; thence South 29°44'51" West 12.04 feet; thence South 24°58'46" West 58.28 feet to the southeasterly prolongation of the southwesterly line of said PARCEL 1; thence North 57°59'17" West along said last-mentioned southeasterly prolongation, a distance of 12.09 feet to the point of beginning.

**Part B:**

Beginning at the intersection of the southeasterly prolongation of the southwesterly line of said PARCEL 1 and the southeasterly line of said PARCEL 64 (Amended); thence North 24°58'46" East along said southeasterly line, a distance of 77.58 feet to the southeasterly prolongation of the northeasterly line

of said PARCEL 1; thence North 60°54'49" West along said last-mentioned southeasterly prolongation, a distance of 13.03 feet; thence South 24°58'46" West 3.54 feet; thence South 20°12'56" West 12.07 feet; thence South 24°58'46" West 61.46 feet to the southeasterly prolongation of the southwesterly line of said PARCEL 1; thence South 57°59'17" East along said last-mentioned southeasterly prolongation, a distance of 12.09 feet to the point of beginning.

Total area of the above-described PARCEL NO. 64EX.4, consisting of Parts A and B, containing 1,852± s.f.

**PARCEL NO. 64FE.1** (Reservation of easement):

RESERVING unto the Grantor, its successors, or assigns, an easement for flood control purposes in, over, and across the above-described PARCEL NO. 64EX.4, consisting of Parts A and B.

Containing: 1,852± s.f.

## EXHIBIT A